



Feb 25-2025

Letter of Rationale for Variance  
32509 Dewdney Trunk PAR24-34

To whom it may concern:

The owners have purchased this house and large acreage property and desired to add onto their front living room area.

When we had plans and survey drawn up, we were made aware that the original house is already encroaching on the generous east side yard. The living room is where it is encroaching.

We looked at other options to extend the living area on the main floor but because of the layout of the split-level house, there is no reasonable way to shift the living room over.

Immediately to the left of the living room, the split-level portion of the house starts.

In the PAR application we stated this as the reason and were encouraged that Planning would likely recommend this variance and gave us the application to proceed with the variance.

Thanks for your consideration,

Brian Van Roekel  
BV Industries Ltd  
Agent for Andrii Gromenko - owner